

CITY OF AUSTIN

CASE # 2010-07452 RA  
PLAN REVIEW # \_\_\_\_\_

**APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)**

**GENERAL MODIFICATION WAIVER**

STREET ADDRESS: 4609 Edgemont Drive Austin, TX 78731

LEGAL DESCRIPTION: Subdivision – Balcones Park Addition

Lot(s) 9 Block K Outlot \_\_\_\_\_ Division \_\_\_\_\_

LAND STATUS DETERMINATION CASE NUMBER (if applicable) \_\_\_\_\_

I/We Blake P Houston on behalf of myself/ourselves as authorized agent  
for

David & Melissa Mines affirm that on September 20, 2010,

hereby apply for a hearing before the Residential Design and Compatibility Commission  
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.

XX Maximum Linear feet of Gables protruding from setback plane

Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

Side Wall Length Articulation  
(Please describe request. Please be brief but thorough).

We are asking for a variance to the Side Setback Plan, specifically the 30-Ft Side Gable  
roof found in Subchapter F: Residential Design and Compatibility Standards 2.6.E.a and  
2.6.E.b i allowing the horizontal length of the gable protrusion through the McMansion  
building Tent A to be a distance of 25'-4" instead of 18' (or a difference of  
approximately 7 feet)

in a SF3 zoning district.

**Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) –  
case goes to RDCC first. National Register Historical District (NRHD) Overlay:  
without H or HD - case goes to Historic Landmark Commission first.**

CITY OF AUSTIN

**APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION**

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**REASONABLE USE:**

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The upstairs gable protrudes through the tent "A" of McMansion ordinance and a hipped roof would also protrude through the same area unless a 7 ft plate height were used on the second floor. In addition, the homeowners are considering installation of solar panels and the hip area would reduce amount of panels allowed unless they put them on the side of the home where the hip would be located. They would prefer that the panels remain on the back of the elevation of the home.

**REQUEST:**

2. The request for the modification is unique to the property in that:

The home is located on a culdesac/right hand turn and the hipped roof would be inconsistent with surrounding homes and unsightly from an architectural standpoint.

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**AREA CHARACTER:**

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The plan as submitted to the City of Austin for permitting would be more in line with homes in the area. Next door there is a home with similar features but the massing of the elevation is more to the front of the home.

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**CITY OF AUSTIN  
APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION  
GENERAL MODIFICATION WAIVER**

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address Blake Houston Homes, L.L.C. 2508 Pecos Street

City, State Austin, TX Zip 78731

Phone (512) 658-0370 Printed Name Blake Houston

Signature Blake Houston Date 9/20/10

**OWNER'S CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 4609 Edgemont Drive

City, State Austin, TX Zip 78731

Phone ( 512) 694-6699 Printed Name David & Melissa Mines

Signature \_\_\_\_\_ Date 9/20/10

## **GENERAL INFORMATION FOR SUBMITTAL OF A MODIFICATION REQUEST TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION**

(The following is intended to provide assistance in explaining the modification process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process).

**SUBMITTAL DEADLINE IS THE 2<sup>ND</sup> TUESDAY OF EACH MONTH FOR A COMPLETENESS CHECK**  
**Must be submitted in person**

**An approved submittal will be scheduled for the next available RDCC hearing date**

**Confirm with City Staff [sylvia.benavidez@ci.austin.tx.us](mailto:sylvia.benavidez@ci.austin.tx.us) for any scheduled changes**

**SUBMITTAL REQUIREMENTS:** (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application).

1. A completed waiver application indicating all modifications being requested and a completed and reviewed residential application (initial fee \$100.00). An application must include all required information.
2. A tax plat map with subject property clearly marked indicating property within a 300-foot radius. This is available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
3. Check made payable to the City of Austin for the Residential Design and Compatibility Commission notification/sign fee - \$220.00.
4. Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Commission in making an informed decision regarding your request, such as: visual aids to support the request, letters from the neighborhood association(s), etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Commission will receive a packet with all information that has been submitted on the Monday prior to the meeting.

**Modifications approved by the Commission are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Commission.**

### **Reasonable Use:**

Application must demonstrate to the Commission how the Residential Design and Compatibility Standards regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Commission cannot approve modifications that are not stated in the Residential Design and Compatibility Standards Ordinance, Subchapter F - 2.8.1].

- a. Application must demonstrate to the Commission how the alteration for which the modification is requested is unique to the property.

### **Area Character:**

Application must demonstrate to the Commission how the modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the zoning regulations of the zoning district in which the property is located.



**Residential Design and Compatibility Commission Staff:**

**Sylvia Benavidez**  
**[sylvia.benavidez@ci.austin.tx.us](mailto:sylvia.benavidez@ci.austin.tx.us)**

**974-2522 office 974-6536 fax**

**Watershed Protection and Development Review Department**  
**One Texas Center**  
**505 Barton Springs Road, 2<sup>nd</sup> Floor**

**Mailing Address:**  
**P. O. Box 1088**  
**Austin, TX 78767-1088**

# CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION "A"

PR Number 10-076452 RA  
 Building Permit No. \_\_\_\_\_  
 Plat No. \_\_\_\_\_ Date 9.27.11  
 Reviewer \_\_\_\_\_

### PRIMARY PROJECT DATA

Service Address 4609 Edgemont Drive Austin, TX 78731 Tax Parcel No. 01280401240000  
 Legal Description  
 Lot 9 Block K Subdivision Balcones Park Addition Section Five Phase \_\_\_\_\_

If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_  
 (attach final approved copies of subdivision and site plan)

*If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.*

Description of Work  
☐ New Residence  
☐ Duplex  
☐ Garage ☐ attached ☐ detached  
☐ Carport ☐ attached ☐ detached  
☐ Pool  
☒ Remodel (specify) Replace Exterior Siding, Remodel Kitchen Appliances, Replace Windows, Insulation, Electrical  
☒ Addition (specify) Add 1482 sq. 2nd floor, Add 2 bedrooms, 1 full bath, game room, & office  
 Other (specify) \_\_\_\_\_

Zoning (e.g. SF-1, SF-2...) SF-3

- Height of Principal building 32 ft. # of floors 2 Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_  
 - Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.  
 - Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.  
 Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No. If yes, attach the B.O.A. documentation  
 Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No  
 Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No  
 Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

### VALUATIONS FOR REMODELS ONLY

Building \$ 35,000  
 Electrical \$ 11,700  
 Mechanical \$ 5,850  
 Plumbing \$ 17,500  
 Driveway/  
 Sidewalk \$ \_\_\_\_\_  
 TOTAL \$ 70,050  
 (labor and materials)

### VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 13,053 sq. ft.  
 Job Valuation - Principal Building \$ 117,000  
 (Labor and materials)  
 Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
 (Labor and materials)  
 TOTAL JOB VALUATION  
 (sum of remodels and additions)  
 \$ 187,050  
 (Labor and materials)

### PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>100,243</u>	\$ <u>225</u>
Electrical	\$ <u>79</u>	\$ <u>94</u>
Mechanical	\$ <u>56</u>	\$ <u>55</u>
Plumbing	\$ <u>69</u>	\$ <u>86</u>
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL \$	\$ _____	\$ _____

### OWNER / BUILDER INFORMATION

OWNER	Name <u>Melissa &amp; David Mines</u>	Telephone (h) <u>512-894-6699</u> (w) _____
BUILDER	Company Name <u>Blake Houston Homes, LLC</u> Contact/Applicant's Name <u>Blake P. Houston</u>	Telephone <u>512-469-7653</u> Pager <u>512-658-0370 cell</u> FAX <u>512-480-9023</u>
DRIVEWAY/ SIDEWALK	Contractor <u>N/A</u>	Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>Blake Houston Homes, LLC</u> Address <u>2508 Peas Street</u>	Telephone <u>512-469-7653</u> City <u>Austin</u> ST <u>TX</u> ZIP <u>78703</u>

If you would like to be notified when your application is approved, please select the method:

☒ telephone ☒ e-mail: bph@blakehouston.com

You may check the status of this application at [www.ci.austin.tx.us/development/permit.htm](http://www.ci.austin.tx.us/development/permit.htm)

OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

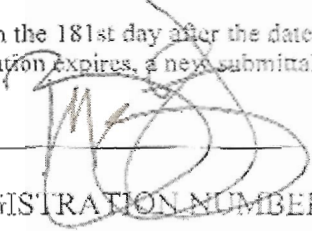
I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE  DATE 8/20/10  
HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 32607

Rejection Notes/Additional Comments (for office use only):

TEAD: ✓

Service Address 4609 Edgemont Drive Austin, Tx 78703  
Applicant's Signature  Date 8/20/10



# AUSTIN PERMIT APPLICATION "C"

## BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting caves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 <sup>st</sup> floor conditioned area	2,033	sq. ft.		sq. ft.
b. 2 <sup>nd</sup> floor conditioned area		sq. ft.	1,482	sq. ft.
c. 3 <sup>rd</sup> floor conditioned area		sq. ft.		sq. ft.
d. Basement		sq. ft.		sq. ft.
e. Garage / Carport		sq. ft.		sq. ft.
X attached	381	sq. ft.		sq. ft.
detached		sq. ft.		sq. ft.
f. Wood decks (must be counted at 100%)	472	sq. ft.		sq. ft.
g. Breezeways		sq. ft.		sq. ft.
h. Covered patios	32	sq. ft.		sq. ft.
i. Covered porches		sq. ft.		sq. ft.
j. Balconies		sq. ft.		sq. ft.
k. Swimming pool(s) [pool surface area(s)]		sq. ft.		sq. ft.
l. Other building or covered area(s)		sq. ft.	102	sq. ft.
Specify _____				

TOTAL BUILDING AREA (add a. through l.) 2918 sq. ft. 1584 sq. ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

2,446 sq. ft.  
18.7 % of lot

## IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2,446	sq. ft.
b. Driveway area on private property	687	sq. ft.
c. Sidewalk / walkways on private property		sq. ft.
d. Uncovered patios	472	sq. ft.
e. Uncovered wood decks [may be counted at 50%]		sq. ft.
f. Air conditioner pads	30	sq. ft.
g. Concrete decks		sq. ft.
h. Other (specify) _____		sq. ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3,635 sq. ft.  
27.85 % of lot

**AUSTIN  
RESIDENTIAL PERMIT APPLICATION "D"  
FLOOR AREA RATIO INFORMATION**

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY  
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 4609 Edgemont Drive Austin, Tx 78731

Applicant's Signature [Signature] Date 8/20/10

**GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.**

	<u>Existing</u>	<u>New / Addition</u>
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	<u>2,033</u> sq.ft.	_____ sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	_____ sq.ft.	_____ sq.ft.
c. <b>TOTAL (add a and b above)</b>	<u>2,033</u> sq.ft.	_____ sq.ft.
<b>II. 2<sup>nd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	_____ sq.ft.	<u>1,482</u> sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	_____ sq.ft.	_____ sq.ft.
f. <b>TOTAL (add d and e above)</b>	_____ sq.ft.	<u>1,482</u> sq.ft.
<b>III. 3<sup>rd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	_____ sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. <b>TOTAL (add g and h above)</b>	_____ sq.ft.	_____ sq.ft.
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq.ft.	_____ sq.ft.
<b>V. Garage</b>		
k. <input checked="" type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u>181</u> sq.ft.	_____ sq.ft.
l. <input type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)	_____ sq.ft.	_____ sq.ft.
<b>VI. Carport</b> (open on two or more sides without habitable space above it subtract 450 square feet)	_____ sq.ft.	_____ sq.ft.
<b>VII. TOTAL</b>	<u>2,214</u> sq.ft.	<u>1,482</u> sq.ft.

<b>TOTAL GROSS FLOOR AREA</b> (add existing and new from VII above)	
<u>3,696</u>	sq. ft.
<b>GROSS AREA OF LOT</b>	
<u>13,053</u>	sq. ft.
<b>FLOOR AREA RATIO</b> (gross floor area / gross area of lot)	
<u>28.31</u>	%

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure:

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater.
- It only has one floor within the roof structure.
- It does not extend beyond the footprint of the floors below.
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.





**Austin Water Utility**  
**Water & Wastewater Service Plan Verification**  
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Melissa & David Mines Phone: 512-694-6699 Alternate Phone: 512-801-8554  
Service Address: 4609 Edgemont Dr Austin, TX 78731  
Lot: 9 Block: K Subdivision/Land Status: Balcones Park Addition Tax Parcel ID No.: 01-2804-0124-2000  
Existing Use: vacant single-family res. duplex garage apartment other  
(Circle one)  
Proposed Use: vacant single-family res. duplex garage apartment other  
(Circle one)  
Number of existing bathrooms: 3 Number of proposed bathrooms: 3.5  
Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes ☐ No ☒

City of Austin Office Use

Water Main size:        Service stub size:        Service stub upgrade required? N New stub size:         
Existing Meter number: 246257 Existing Meter size: 3/4 Upgrade required? N New size:         
WW Service: Septic System/On-Site Sewage Facility (OSSF)        or WW Collection System        WW Main size:       

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name)        Date        Phone         
Approved: ☐ Yes (see attached approved documents) ☐ No  
If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10<sup>th</sup> Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name)        Date        Phone         
OSSF (if applicable) Approved by UDS (Signature & Print name)        Date 9/1/10 Phone 974-8734  
AWU Representative        Date        Phone         
Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

RECEIVED  
SEP 11 2010

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

WATER & WASTEWATER UTILITY  
CONSUMER SERVICES DIVISION

AE STOP SHOP  
505 Barton Springs  
Austin, Texas 78701  
(512) 974-2632 phone  
(512) 974-9112 phone  
(512) 974-9779 fax  
(512) 974-9109 fax



Austin Energy  
**Electric Service Planning Application (ESPA)**  
**For Residential and Commercial "SERVICE ONLY"**  
**Under 350 amps 1φ or 225 amps 3φ**

☐ Check this box if  
this is for a  
building permit  
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Blake Houston Phone 512-469-7653  
Email bph@blakehouston.com Fax 512-480-9023  
Project Name 4609 Edgemont Dr ☐ New Construction ☒ Remodeling  
Project Address 4609 Edgemont Dr Austin, TX 78731 OR  
Legal Description Lot 9 Block K Balcones Park Addition Sec 5 Lot 9 Block K  
Requested Service Duration: ☐ Permanent Service ☐ Construction Power/Temp Service  
(Usually less than 24 months)  
Who is your electrical service provider? ☒ AE ☐ Other

☒ Overhead or ☐ Underground Voltage 120/240 ☒ Single-phase (1φ) or ☐ Three-phase (3φ)  
Service Main Size(s) 200 (amps) Number of Meters? 1  
AL Service Length 45 (ft.) Conductor 40ft aluminum (type & size) Spray foam  
SqFt Per Unit 1757 #Units 2 ☒ All Electric ☐ Gas & Electric ☐ Other Insulation  
Total AC Load 6.5 (Tons) Largest AC unit 3.5 (Tons)  
LRA (Locked Rotor Amps) of Largest AC Unit 50 (Amps)  
Electric Heating 15 (kW) Other \_\_\_\_\_ (kW)

Comments: 2 story addition

ESPA Completed by (Signature & Print name) Blake P. Houston Date \_\_\_\_\_ Phone 512-469-7653

AE Representative \_\_\_\_\_ Approved: ☐ Yes ☐ No (Remarks on back)

Application expires 180 days after date of Approval  
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

All structures etc. must maintain 15  
feet clearance from AE energized power  
lines. Enforced by AE & NESC codes.





## GeoProfile Search Results

## Subdivision Review Cases

Rec	SDE.amanda_subd_cases.CASENUM
1	CB-54-46

## Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	SF-3	5170602

## Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Taylor Slough North	1320

## Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	788	Home Builders Association of Greater Austin	47775
2	511	Austin Neighborhoods Council	47802
3	742	Austin Independent School District	47810
4	1037	Homeless Neighborhood Organization	47816
5	1113	Austin Parks Foundation	47866
6	1228	Sierra Club, Austin Regional Group	47984
7	1075	League of Bicycling Voters	48049
8	1224	Austin Monorail Project	48051
9	384	Save Barton Creek Assn.	48059
10	1236	The Real Estate Council of Austin, Inc.	48153
11	105	Highland Park West Balcones Area Neighborhood Assn	48193
12	1200	Super Duper Neighborhood Objectors and Appeals Organization	48228

## Annexation

Rec	SDE.ANNEXATION_HISTORY.CASENUM	SDE.ANNEXATION_HISTORY.ORDNUM	SDE.ANNEXATION_HISTORY.ACRES	SDE.ANNEXATION_HISTORY.DEScriptio	SDE.ANNEXATION_HISTORY.TYPE	SDE.ANNEXATION_HISTO
1			7932.816	FULL PURPOSE ON OR BEFORE 12/31/1951	FULL	19511231
2			27974.052	AUSTIN CITY LIMITS	FULL	19851219

## Overlays

Rec	SDE.OVERLAYS.O_NAME	SDE.OVERLAYS.SUB_NAME	SDE.OVERLAYS.OBJECTID
1	RESIDENTIAL DESIGN STANDARDS	NONE	10156

## FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X	360775.095123721	403260092.125765	2991

## Watershed Classification

Rec	SDE.WATERREG.WATERNAME	SDE.WATERREG.OBJECTID
1	WATER SUPPLY SUBURBAN	5

## Jurisdiction

Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	FULL PURPOSE





CITY OF AUSTIN  
Neighborhood Planning and Zoning Department  
RESIDENTIAL DEMOLITION PERMIT APPLICATION

micw: 9.2.10

G25 ✓  
Tree ✓

RECEIVED

Amanda ✓  
TCAD SEP 03 2010

BP-10- \_\_\_\_\_ PR-10- 076452 RA NRD-10- \_\_\_\_\_ HDP-10- 0348 NPZD/CHPO

REFERRED BY: Amanda Cain

☒ RELEASE PERMIT  
☐ DO NOT RELEASE PERMIT  
☐ PENDING HLC REVIEW

Steve Sadounsky 9-10-10  
Historic Preservation Officer Date

A ☐ TOTAL or ☒ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Tri-plex  
or ☐ Other located at: 4609 Edgemont Drive Austin, TX 78731

PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.)  
the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

REMOVE ROOF FOR SECOND FLOOR ADDITION

Applicant: <u>Blake Houston Homes, LLC</u>	Owner: <u>Melissa &amp; David Mines</u>
Address: <u>2508 Pecos Street</u>	Address: <u>4609 Edgemont Drive</u>
City: <u>Austin</u>	City: <u>Austin</u>
State: <u>TX</u> ZIP: <u>78703</u>	State: <u>TX</u> ZIP: <u>78731</u>
Phone: <u>(512) 469-7653</u> Fax: <u>(512) 480-9023</u>	Phone: <u>(512) 694-6699</u> Fax: <u>( )</u>
E-mail: <u>bph@blakehouston.com</u>	E-mail: <u>David-Mines@Dell.com</u>

Please submit the following to complete this application:

- ☒ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14"
- ☒ Certified Tax Certificates - Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473  
Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents
- ☒ Photographs - showing the structure(s) or portion of the structure(s) proposed for demolition. Digital photographs are acceptable
- ☒ \$25 Fee per application

**IMPORTANT:** Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit.

Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

# RESIDENTIAL DEMOLITION PERMIT APPLICATION

PAGE 2

1. ☒ No ☐ Yes - Will the proposed work require the use of City right-of-way? If "Yes" a *Right of Way Management (Rowman) Application* must be approved prior to any such activity. Applications may be obtained in the *Watershed Protection and Development Review* located on the 8<sup>th</sup> floor at One Texas Center 974-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>
2. ☐ No ☒ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? Please contact 494-9400 for water and sewer service information.
3. ☒ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? If "Yes" a *Tree Ordinance Review Application* must be approved by the City Arborist prior to any such activity. Applications may be obtained in the *Development Assistance Center*, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at <http://www.ci.austin.tx.us/trees/>

## CERTIFICATION

I hereby certify that I am the owner of the above described property. I am respectfully requesting processing and approval of the above referenced permit(s) review.

☒ I hereby authorize the Applicant listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

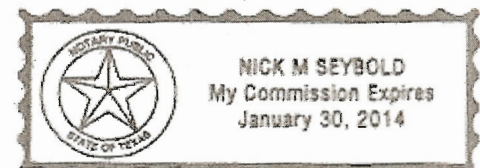
☐ As owner of the above described property, I hereby file as the Applicant for the processing and presentation of this request. I shall be the principal contact with the City in processing this application.

Blaine Houston Homes, LLC 8/26/2010  
Owner's Signature Date

Sworn and subscribed before me this 26 day of August, 2010

Nick M Seybold  
Notary Public in and for the State of Texas

My commission expires on: JAN 30 2014



I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

Blaine Houston Homes, LLC 8/26/10  
Applicant's Signature Date



TAX CERTIFICATE  
Nelda Wells Spears  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 1056744

ACCOUNT NUMBER: 01-2804-0124-0000

PROPERTY OWNER:

MINES MELISSA P & DAVID B  
4609 EDMONT DR  
AUSTIN, TX 78731-5225

PROPERTY DESCRIPTION:

LOT 9 BLK K BALCONES PARK ADDN SE  
5

ACRES .0000 MIN% .000000000000 TYPE

SITUS INFORMATION: 4609 EDMONT DR

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2009	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS COUNTY HEALTHCARE DISTRICT	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2009 \$10,102.15

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2009 EXCEPT FOR UNPAID YEARS LISTED ABOVE.  
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).  
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 08/17/2010

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: Andrea Copeland

Demo - Remove Roof & Siding for 2nd fl. Addn.

2010-076452 RA

SCALE: 1"=20'

LEDEGE  
L464  
FILE NUM

LEGEND

	CHAIN LINK
	UTILITY LINE
	GUY WIRE
	A/C UNIT
	ELEC. METER
	GAS METER
	WATER METER
	IRON ROD PND.
	PIPE PND.
	UTILITY POLE
	TREE
	BUILDING LINE
	FINISHED FLOOR ELEVATION

### SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

(1) BUILDING LINE PER VOL. 1532, PG. 522

ESMT. RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY HERITAGE TITLE COMPANY OF AUSTIN, INC./ALLIANT NATIONAL TITLE INS. CO. PER COMMITMENT O.P. #00100818, SCHEDULE B, PARAGRAPH 10.

LOT 9 IS SUBJECT TO THE RESTRICTIVE COVENANTS AS STATED IN VOL. 1532, PG. 522 VOL. 7, PG. 43 (PLAT)

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT 10  
BLOCK K  
BK. 7, SLD. 43

### TREE CHART

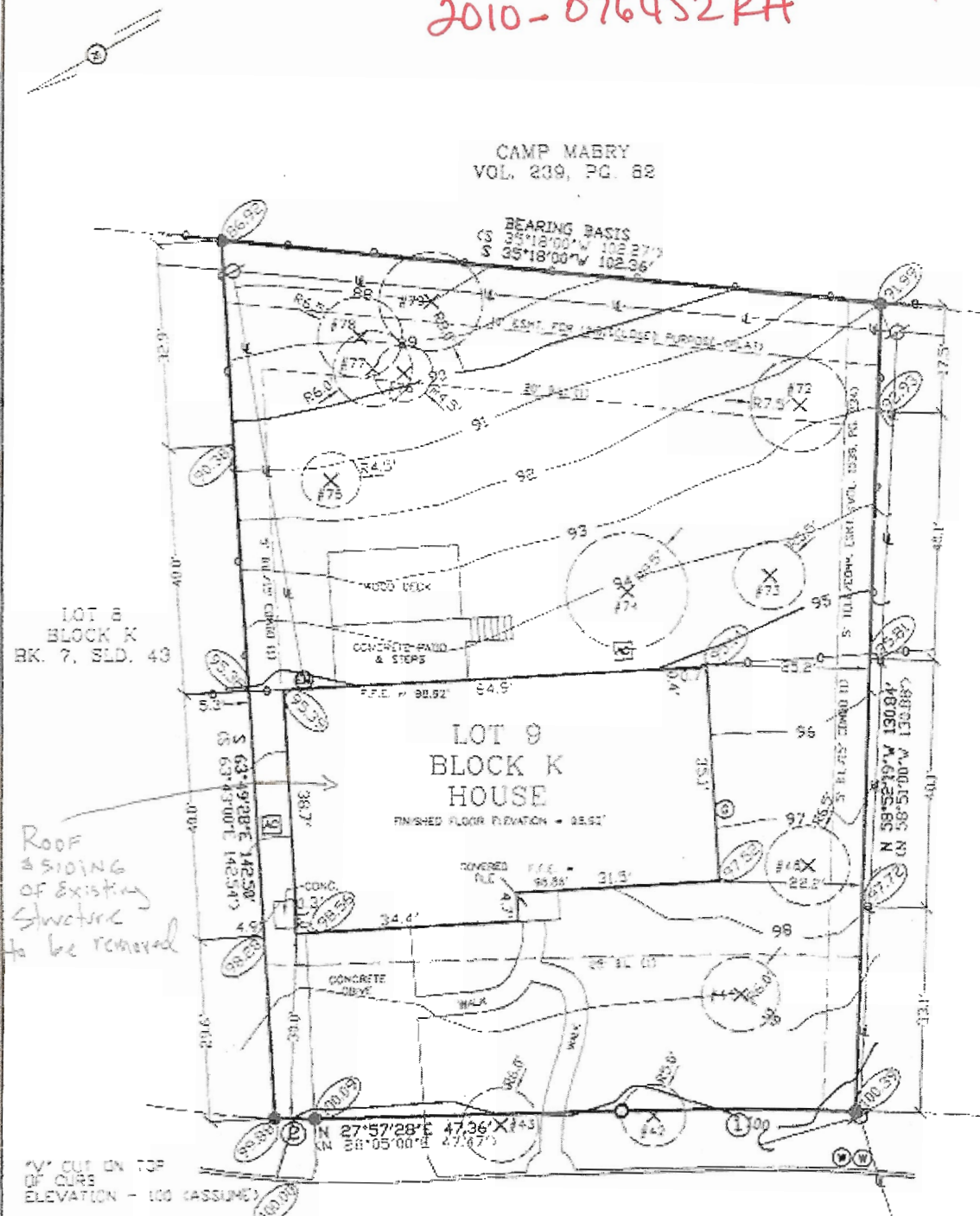
NO.	DESCRIPTION
41	12" UNDETERMINED SPECIES
42	10" POST OAK
43	12" POST OAK
44	12" UNDETERMINED SPECIES
72	15" UNDETERMINED SPECIES
73	11" ELM
74	16" BLACK WALNUT
75	9" UNDETERMINED SPECIES
76	9" LIVE OAK

### CURVE TABLE

①  
C=N 29°39'55"E 36.25'  
A=38.28' R=588.70'  
(C=N 29°35'03"E 36.24')  
(A=36.24')

②  
C=N 30°24'45"E 6.26'  
A=6.26' R=138.52'  
(C=N 29°24'00"E 6.26')  
(A=6.26')

4609 EDMONT DRIVE  
(50' R.O.W.)







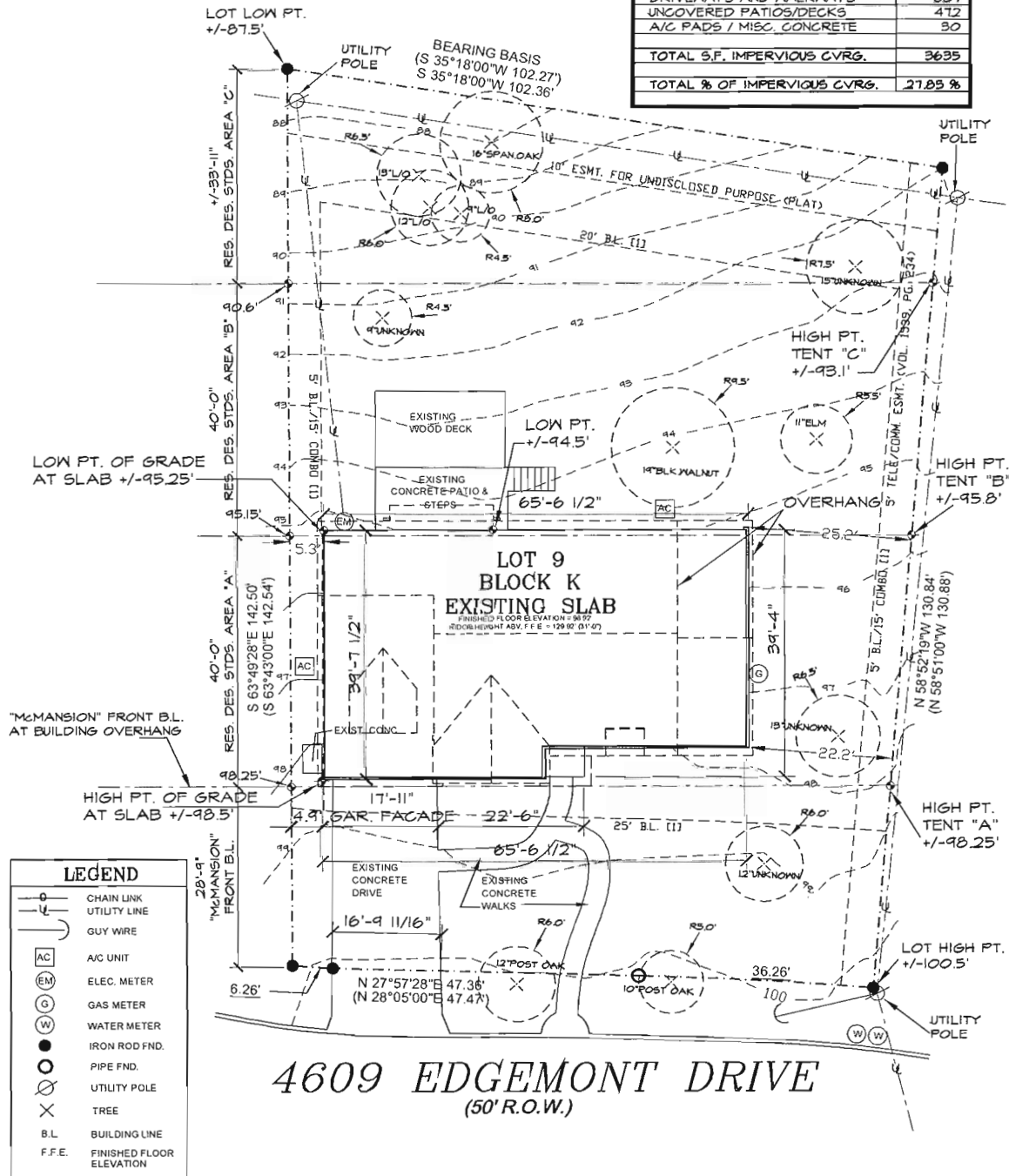


**REVISED PLAN**

**SHEET 1 OF 8**

MAX. IMPERVIOUS  
COVERAGE = 45%

TOTAL LOT AREA	13,053
BUILDING COVERAGE	2,446
TOTAL % OF BUILDING CVRG.	18.7 %
DRIVEWAYS AND WALKWAYS	687
UNCOVERED PATIOS/DECKS	472
A/C PADS / MISC. CONCRETE	30
TOTAL S.F. IMPERVIOUS CVRG.	3,635
TOTAL % OF IMPERVIOUS CVRG.	27.85 %



Revised Plan Set

scale: 1"=20'-0"		NOTE: Public improvements are for illustration only. Refer to development plans for construction. Builder to confirm that this layout has no conflicts with inlets or utility structures.	
<p><b>BLAKE HOUSTON</b> FINE DISTINCTIVE HOMES</p>		subdivision Balcones Park Addition	
		lot 9	block K Zoning SF-3
address 4609 Edgemont Drive		city Austin, Texas	
county Travis		date 9/7/2010	
plan Mines			

GARY / RAGSDALE, INC.  
Designers Planners  
Houston • Dallas 281.469.6042